

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of November 20, 2017
To be reported out November 21, 2017

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OFFICE OF THE
CITY CLERK

NO. A-8313 (11th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4100

PASS AS SUBSTITUTED

Common Address: 3700-28 S Halsted St; 810 W 37th Place
Applicant: Alderman Patrick Thompson
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

NO. A-8314 (11th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4103

PASS AS SUBSTITUTED

Common Address: 3544-66 S Halsted St; 3549-59 S Halsted St; 3601-11 S Halsted St.
Applicant: Alderman Patrick Thompson
Change Request: C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8315 (11th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4105

PASS AS SUBSTITUTED

Common Address: 3538 S Halsted St.
Applicant: Alderman Patrick Thompson
Change Request: C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8316 (11th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4107

PASS AS SUBSTITUTED

Common Address: 3511-27 S Halsted St.
Applicant: Alderman Patrick Thompson
Change Request: C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. 19381-T1 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7022

Common Address: 1222-24 W Ohio St
Applicant: 1222-24 Ohio Condominium Association
Owner: See Application for list of owners
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: To change previously approved type 1 plans and narrative. Existing 6 dwelling unit residential building to remain; 6 parking spaces; no commercial space; 3 story existing height 37'10"

NO. 19382-T1 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7023

AMENDED TO TYPE 1
TYPE 1 PLANS AMENDED

Common Address: 1200 W Ohio St

Applicant: 1220 Ohio LLC

Owner: 1220 Ohio LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District and RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

NO. 19388 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7029

Common Address: 3053 W Armitage Ave

Applicant: 3053 Armitage LLC

Owner: See application for Owners

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: to convert the existing retail unit on the ground floor into a live/work unit, total of 4 DU within the existing building; 4 parking spaces; approximately 575 sq.ft. of commercial space; 4 story/ existing height: 46 feet 6 Inches

NO. 19392-T1 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7045

AMEND TO TYPE 1
TYPE 1 PLANS AMENDED

Common Address: 1907 W Schiller

Applicant: 1907 Schiller LLC

Owner: 1907 Schiller LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 (A) Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To develop the subject property with a new three story building that will contain three dwelling unit. The ground floor residential unit will be handicap accessible. The proposed building will be masonry in construction. The proposed building will measure 37 feet in height. Onsite parking for three cars will be provided in an attached garage accessed at the rear of the subject zoning lot from West Evergreen Ave

NO. 19400-T1 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7053

Common Address: 1431-1437 N Milwaukee Ave

Applicant: Saxony Capitol, LLC

Owner: NWG Limited Partnership

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The applicant proposes to rehab floors two through four of the existing building to provide an additional ten (10) dwelling units as follows: six (6) new units on the second floor and two (2) new units each on the third and fourth floors. There will be a total of eighteen (18) dwelling units. There are no parking or loading spaces on site. The property consists of a contributing building within the Milwaukee Avenue Chicago Landmark District. As a result, pursuant to Section 17-10-0102-A of the Chicago Zoning Ordinance, no additional parking or loading spaces are proposed. There is no proposed change to the approximately 7,950 square feet of commercial space on the ground floor. The building envelope and height of the existing building will remain unchanged at 50 feet 2 inches

NO. 19410-T1 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7349

Common Address: 2660 W Armitage

Applicant: M14 Land Investments LLC

Owner: M14 Land Investments LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: 3 story 3 dwelling unit building 39 feet 4 inches in height with 3 parking spaces

NO. 19316 (2nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5509

Common Address: 1512 W Augusta Blvd

Applicant: Hector Hernandez

Owner: Hector Hernandez

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Multi Unit District

Purpose: The applicant intends to construct a 3-story, three dwelling unit building with a basement and penthouse. There will be three (3) parking spaces at the rear of the property. The footprint of the building shall be approximately 19 feet by 72 feet 2 inches in size. The building height shall be 45 feet high, as defined by code

NO. 19389-T1 (2nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7030

Common Address: 2300 N Clybourn Ave

Applicant: 2300 N Clybourn LLC
Owner: 2300 N Clybourn LLC
Attorney: Low Office of Samuel VP Bonks
Change Request: C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification, in order to redevelop the subject property with a new two-story mixed-use (commercial/retail/office) building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space (7,495 square feet) - at grade level, and office space (7,713 square feet) - on the 2nd Floor. There will be onsite surface parking for seventeen (17) vehicles, located at the front (Clybourn Avenue) and along the west side of the building. The new proposed building will be masonry, glass and steel in construction and will measure 29 feet-9 inches in height.

NO. 19396-T1 (2nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7049

Common Address: 1462-1470 W Webster

Applicant: 1464-70 Webster LLC
Owner: 1464-70 Webster LLC
Attorney: William JP Bonks of Scholn, Burney, Bonks, Kenny & Schwartz
Change Request: M1-2 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District
Purpose: The building will remain and the rehabilitation will consist of approximately 2,358 sq.ft. of office space in the basement; approx. 5,768 sq.ft. of retail office on the 1st floor and 8 residential dwelling units on the 2nd floor with 10 parking spaces. The building height will remain

NO. 19397-T1 (5th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7050

TYPE 1 PLANS AMENDED

Common Address: 7107-7129 S Bennett Ave

Applicant: Chicago Urban Renewal Partners LLC
Owner: Chicago Urban Renewal Partners LLC
Attorney: Tyler Monic of Scholn, Banks, Kenny & Schwartz
Change Request: RT4 Residential Two-Floor, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: The building will contain 68 dwelling units with 0 parking spaces. It will remain 37 feet tall

NO. 19402 (6th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7055

Common Address: 420-424 E 75th St

Applicant: Willie Brown

Owner: Willie Brown
Attorney: Lewis Powell III
Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District
Purpose: Proposed restaurant will be 8,145.7 sq.ft. and with 2nd floor addition 23.4 Ft. in height, up to 17 off street parking spaces, open patio on roof and east side on ground level

NO. 19408 (8th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7346

Common Address: 8039 S Dobson Ave

Applicant: Binh Phung
Owner: Binh Phung
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Plot, Townhouse and Multi-Unit District
Purpose: Applicant seeks to make conforming 1 dwelling unit in the existing basement of a 3 story 4 dwelling unit building . Height: 40 feet – 2 parking spaces

NO. 19383 (11th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7024

Common Address: 548-558 W 47th St

Applicant: Flags Social & Athletic Club
Owner: Flags Social & Athletic Club
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District
Purpose: To expand the existing private club, to allow one story addition to the existing one story building (approx.. 3,700 sq.ft.) no dwelling units; parking 12 spaces; height 13 feet

NO. 19386 (11th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7027

Common Address: 800 W 27th St

Applicant: WTJD, LTD
Owner: WTJD, LTD
Attorney: Law Office of Mark Kupiec & Associates
Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: To build a new 4 story, mixed use building with retail/ commercial on the ground floor (approx.. 2,000 sq.ft. of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; height 43 feet

NO. 19403 (12th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7056

Common Address: 2312-2316 W 35th St

Applicant: Leonard J Vihnanek
Owner: Leonard J Vihnanek

Attorney: Rob Roe

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District

Purpose: Owner intends to build on the vacant lot at 2316 W 35th St with a residential building according to RS3 Residential Single-Unit (Detached House) District zoning

NO. 19409 (14th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7348

Common Address: 5141-49 S Central Ave

Applicant: Andrew Kuchorski

Owner: Andrew Kucharski

Attorney: Christopher Koczwo

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: Subdivided into 3 lots, 33.33 x 125. Each lot will be improved with a single family residence and 2 car parking, height of each SFR to be approx. 30 feet

NO. 19414 (14th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7359

PASS AS REVISED

Common Address: 3500-3556 W 51st St; 5000-5058 S St. Louis Ave

Applicant: R.F.M. Properties I, L.P.

Owner: R.F.M. Properties I, L.P.

Attorney: Richard Toth, Doley and Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and M2-2 Light Industry District to a manufacturing Planned Development

Purpose: A food processing and warehouse facility with accessory office space. No dwelling units. Approx 192 parking spaces. The facility will have two buildings (87, 787 sq.ft. and 5,280 sq.ft.) with an approximate height of 42 feet 7 inches

NO. 19384 (26th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7025

Common Address: 1644 N Kedzie Ave

Applicant: 1644 N Kedzie LLC

Owner: 1644 N Kedzie LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: to allow an additional dwelling unit within the existing building (basement) for a total of 4 dwelling units with the existing residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

NO. 19399 (26th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7052

Common Address: 831 N Fairfield Ave

Applicant: 831 N Fairfield LLC

Owner: 831 N Fairfield LLC

Attorney: Reyes Kurson
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Residential use – 3 units, 3 parking spaces, building height 37 ft. 9 inches

NO. 19412 (30th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7351

Common Address: 5858 W Diversey Ave
Applicant: CMHDC-ALB, LLC
Owner: CMHDC-ALB, LLC
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: A 2 story residential building. The rezoning will permit the building to contain 3 dwelling units. There will be 3 parking spaces. The existing building height is 22 feet

NO. 19268-T1 (35th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4815

PASS AS SUBSTITUTED

Common Address: 3459 W Belmont Ave
Applicant: Eirpol, LLC
Owner: Fishfeld Realty IL, LLC 3459 Belmont
Attorney: Daniel Lauer
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: To construct a three-story, six dwelling unit building with four garage parking spaces under Transit Oriented Development. The Property is approximately 663.92 feet from the Belmont Blue Line station. The footprint of the building shall be approximately 29 feet 8 inches by 90 feet 8 inches. The building shall be 35 feet high

NO. 19413-T1 (35th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-735B

PASS TYPE 1 PLANS AMENDED

Common Address: 3431-3445 W Montrose Ave
Applicant: EREG Development LLC
Owner: HP Ventures Group LLC – Montrose Project
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District
Purpose: the property will be developed with 48 dwelling units. There will be 22 parking spaces (all units are Government Subsidized) There will not be any commercial space. The max height will be 56 feet

NO. 19385 (38th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7026

Common Address: 3500 N Narragansett Ave
Applicant: Jacqueline Lara Penaranda
Owner: Jacqueline Lara Penaranda
Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS2 Residential Single-Unit (Detached House) to B2-1 Neighborhood Mixed-Use District

Purpose: to allow continued commercial use (approximately 1200 sq.ft.) within the existing one story mixed use building (front); the existing dwelling unit to remain; two parking spaces; existing height; one story- no change proposed

NO. 19354 (40th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6185

Common Address: 2023 W Balmoral Ave

Applicant: Robert Cooper

Owner: Robert Cooper

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flot, Townhouse and Multi-Unit District

Purpose: The property will be used for three residential dwelling units with two parking spaces, no commercial space and the existing two story height to be maintained

NO. 19298 (44th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5480

Common Address: 922-924 w George St.

Applicant: AG 922 W George Owner LLC

Owner: AG 922 W George Owner LLC

Attorney: John George and Chris Leach, Akerman

Change Request: RT4 Residential Two-Flot, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: Existing 3 story 12 unit residential building with a height of 41-4" and 10 existing parking spaces

NO. 19283 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4847

PASS AS SUBSTITUTED
AMENDED TO TYPE 1

Common Address: 4318 N Western Ave

Applicant: Chicago Land Trust Company No. 8002372166

Owner: Chicago Land Trust Company No. 8002372166

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1.5 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height

NO. 19411 (49th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7350

Common Address: 1730 W Greenleaf Ave

Applicant: 1730 W Greenleaf, Inc

Owner: 1730 W Greenleaf, Inc

Attorney: Thomas Moore

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant seeks to convert and preserve the facade of an existing 2 story no dwelling unit building and construct a 2 story addition for a total 4 stories of 30 dwelling units with a height of 49 feet 7 inches and no parking spaces

LANDMARK DESIGNATION

O2017-7736 (4TH WARD) ORDER REFERRED 11-8-17

Historical Landmark Designation for Johnson Publishing Company at 820 S Michigan Ave

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-571	45	4939 W Irving Park Rd	Culver Franchising System Inc.